

PB# 00-22

**Monroe Muffler
(Amended SP)**

70-1-2.1 & 2.21

00-22

MONROE MUFFLER AMENDED S.P.
RT. 94 (TECTONIC)

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: 10-31-02

THIS APPLICATION WAS FILED IN CONJUNCTION
WITH "HANNAFORDS FOOD & DRUG STORE"
PROJECT.

FOR FURTHER INFORMATION, ALSO CHECK FILE
NUMBER:

00-15

00-21 LONG JOHN SILVER

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/01/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 0-22

NAME: MONROE MUFFLER AMENDED SITE PLAN - 2000-1163

APPLICANT: MARTIN'S FOODS OF SOUTH BURLINGTON, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/31/2002	PLANS STAMPED	APPROVED
11/15/2000	P.B. APPEARANCE	AUTH LA SUPPLEMENT
11/01/2000	WORK SHOP APPEARANCE	SUBMIT

ZONING BOARD OF APPEALS

June 10, 2002

Mike
Babcock

AGENDA:

7:30 P.M. - Roll call - Motion to accept minutes of 4/22/02 & 5/13/02.

PRELIMINARY MEETINGS:

DID NOT HAVE P.B. FILE

SET UP
FOR P/H

1. **KOCHAN, JOHN** - Request for variances: Lot #1-use variance for multi-family with single family; and Lot #2- 40 ft. lot width at 572 Union Avenue in R-4 zone. (6-5-46.223).

SET UP
FOR P/H

2. **HUDSON VALLEY DRILLING** - Request for 2.4 ft. side yard variance for existing building at 1104 Route 94 in an NC zone. (67-4-16).

SET UP
FOR P/H

3. **WEISSMAN, STEVEN** - Request for 8 ft. side yard and 8 ft. rear yard to construct a shed, plus variation of Sec. 48-14A(1)(b) of the Supp. Yard Regs. to permit a 6 ft. fence between principle building and street at 324 Nina Street in an R-4 zone. (73-5-8).

PUBLIC HEARING:

APPROVED

4. **HOUSE OF APACHE** - Ref. By Planning Board for 13,008 sq. ft. lot area variance or Interpretation as to whether a lot area variance is necessary, to allow an access easement for Hannaford Bros. through the Monro Muffler (Apache) parcel located on Rt. 94 in a C zone. (70-1-2.1).

APPROVED

5. **DONOVAN, RAYMOND** - Request for 9 ft. rear yard ^{FOR DECK} 5 ft. 6 in. side yard and 6 ft. rear yard variance for existing shed and 9 ft. rear yard variance for existing deck at 204 Summit Drive in an R-4 zone. (8-1-18).

APPROVED

6. **WESTAGE CORP.** - Request for 22 sq. ft. sign are variance for freestanding sign for office park on Route 207 in an NC zone. (3-1-26.2).

APPROVED

7. **SMITH, ROBERT** - Request for 7.5 ft. side yard variance for existing shed at 6 Regimental Place in an R-4 zone. (49-2-4).

APPROVED

8. **DENHOFF DEVELOPMENT** - Request for 14 ft. maximum bldg. height and 22 parking space variance for construction of retail complex at 124 Windsor Highway in a C zone. (9-1-15.1)

Formal Decisions: (1) Digeratu (2) Fidanza (3) Dean (4) Caldwell (5) Strategic (6) Summit

Pat - 563-4630 (o) or 562-7107 (h) APPROVED

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan X Special Permit _____

Tax Map Designation: Sec. 70 Block 1 Lot 2.1
70 1 2.21

1. Name of Project Monroe Muffler Brake Site Plan Amendment
2. Owner of Record Refer to attached Proxy Statements Phone _____
Address: Refer to attached Proxy Statements
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant Martin's Foods of South Phone (207) 885-2852
Burlington, Inc.
Address: P.O. Box 37 Mountainville NY 10953
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan Tectonic Engineering Phone (845) 534-5959
Address: P.O. Box 37 Mountainville NY 10953
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney Larry Wolinsky, Esq. Phone (845) 778-2121
Jacobowitz & Gubitz
Address 158 Orange Ave Walden NY 12586
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
Ross Winglovitz, PE (845) 534-5959
(Name) (Phone)
7. Project Location:
On the South side of NYS Route 94 ±180 feet
(Direction) (Street) (No.)
East of NYS Route 32 Intersection
(Direction) (Street)
8. Project Data: Acreage 0.98 Zone C School Dist. Newburgh

Monroe Muffler Brake
Site Plan Amendment

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No ✓

*This information can be verified in the Assessor's Office.

*If you answer yes to question 9, please complete the attached AAgricultural Data Statement.

10. Description of Project: (Use, Size, Number of Lots, etc.) _____
Modification to site parking and access _____

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes X no _____

12. Has a Special Permit previously been granted for this property? yes X no _____

ACKNOWLEDGMENT:

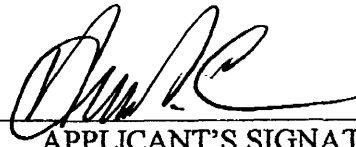
IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

Maine
STATE OF ~~NEW YORK~~
Cumberland SS.:
COUNTY OF ~~ORANGE~~

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

1st DAY OF November 192000



APPLICANT'S SIGNATURE

Donna M. Dransette
NOTARY PUBLIC

By: Amelia D. Cuch

Please Print Applicant's Name as Signed

For: MARTIN'S FORDS OF SOUTH BURLINGTON, INC.

ITS: Vehicle, Real Estate Development

TOWN USE ONLY: RECEIVED

NOV 13 2000

DATE APPLICATION RECEIVED

00-22

APPLICATION NUMBER

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. ☒ Site Plan Title
2. ☒ Provide 4" wide X 2" high box (**IN THE LOWEST RIGHT CORNER OF THE PLAN**) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



3. ☒ Applicant's Name(s)
4. ☒ Applicant's Address
5. ☒ Site Plan Preparer's Name
6. ☒ Site Plan Preparer's Address
7. ☒ Drawing Date
8. ☒ Revision Dates
9. ☒ Area Map Inset and Site Designation
10. ☒ Properties within 500' of site
11. ☒ Property Owners (Item #10)
12. ☒ Plot Plan
13. ☒ Scale (1" = 50' or lesser)
14. ☒ Metes and Bounds
15. ☒ Zoning Designation
16. ☒ North Arrow
17. ☒ Abutting Property Owners
18. ☒ Existing Building Locations
19. ☒ Existing Paved Areas
20. ☒ Existing Vegetation
21. ☒ Existing Access & Egress

RECEIVED

NOV 13 2000

00-22

PROPOSED IMPROVEMENTS

- 22. ✕ Landscaping
- 23. ✕ Exterior Lighting
- 24. ✕ Screening
- 25. ✓ Access & Egress
- 26. ✓ Parking Areas
- 27. ✓ Loading Areas
- 28. ✕ Paving Details (Items 25 - 27)
- 29. ✓ Curbing Locations
- 30. ✕ Curbing through section
- 31. ✕ Catch Basin Locations
- 32. ✕ Catch Basin Through Section
- 33. ✕ Storm Drainage
- 34. ✓ Refuse Storage
- 35. ✓ Other Outdoor Storage
- 36. ✕ Water Supply
- 37. ✕ Sanitary Disposal System
- 38. ✕ Fire Hydrants
- 39. ✓ Building Locations
- 40. ✓ Building Setbacks
- 41. ✕ Front Building Elevations
- 42. ✓ Divisions of Occupancy
- 43. ✕ Sign Details
- 44. ✓ Bulk Table Inset
- 45. ✓ Property Area (Nearest 100 sq. ft.)
- 46. ✓ Building Coverage (sq. ft.)
- 47. ✓ Building Coverage (% of total area)
- 48. ✕ Pavement Coverage (sq. ft.)
- 49. ✕ Pavement Coverage (% of total area)
- 50. ✕ Open Space (sq. ft.)
- 51. ✕ Open Space (% of total area)
- 52. ✓ No. of parking spaces proposed
- 53. ✓ No. of parking spaces required

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NOV 13 2000

00-22

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. NA A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:



Licensed Professional

11/3/00

Date

RECEIVED

NOV 13 2000

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submission to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Terry Scott Hughes, deposes and says that he resides
(OWNER)
at 18 Ellison Dr.
981 Little Britain Road, Town of New Windsor in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map
(Sec. 70 Block 1 Lot 2.21)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that he authorizes:

Martin's Foods of South Burlington, Inc., P.O. Box 1000, Portland, ME 04104
(Applicant Name & Address, if different from owner)

Tectonic Engineering, P.O. Box 37, Mountainville, NY 10953
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 8/30/00

Terry Scott Hughes
Witness' Signature

Terry Scott Hughes
Owner's Signature

[Signature]
Applicant's Signature if different than owner

[Signature]
Representative's Signature

By: Arthur D. Luce For: Martin's Foods Inc.
J. BURMAN, Inc.

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

* ORIGINAL PREVIOUSLY
SUBMITTED

RECEIVED

NOV 13 2000

00-22

E001024
"XX"

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.


IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

The project located on Town of New Windsor tax lots:

70-1-2.1

70-1-2.21

is not located within a flood zone as illustrated on the attached Flood Insurance Rate Map (Community Panel #360628 0010 B dated 12/15/78)



Jeff Schiller
TECTONIC ENGINEERING CONSULTANTS

RECEIVED:

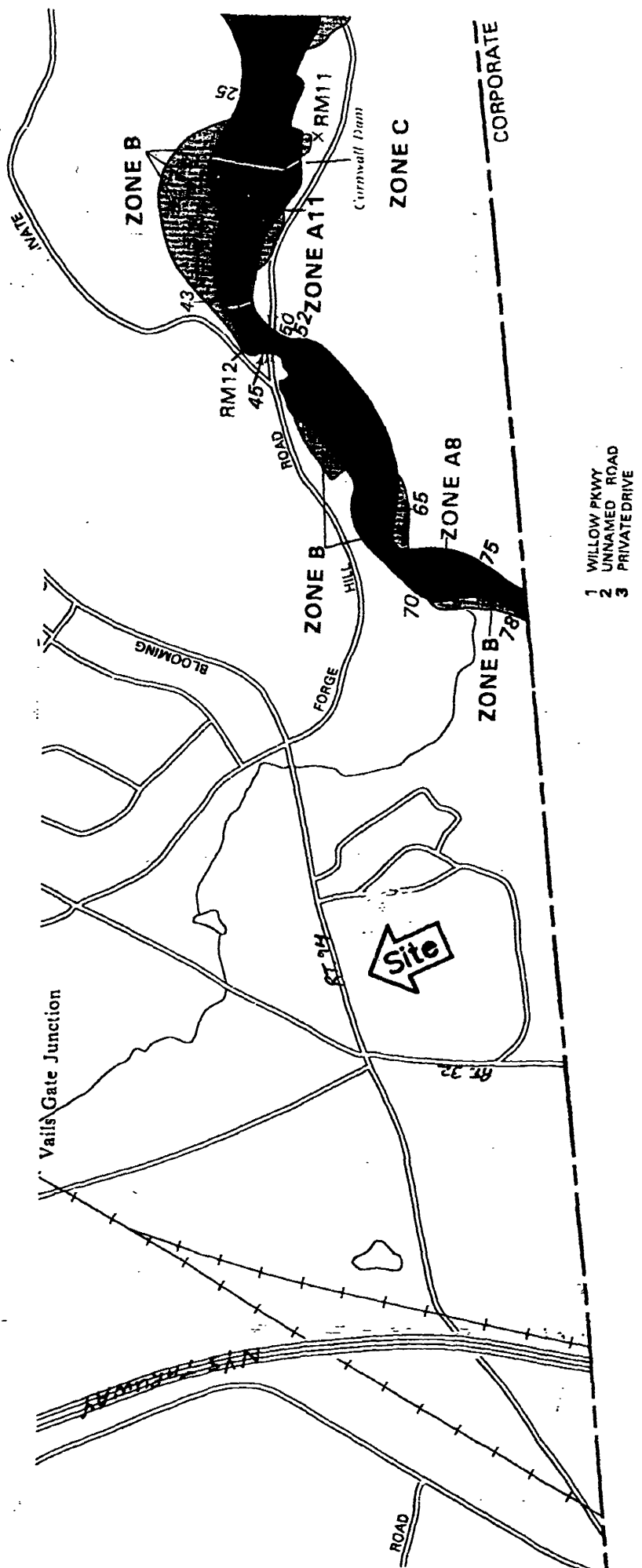
NOV 13 2000

00-22

**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION**



ROAD





McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Millford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

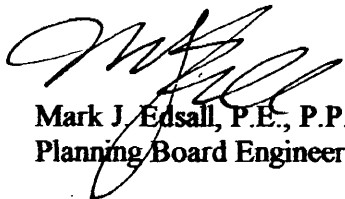
PROJECT NAME: MONROE MUFFLER AMENDED SITE PLAN
(Submitted in connection with Hannaford Application)
PROJECT LOCATION: NYS ROUTE 94
SECTION 70 – BLOCK 1 – LOTS 2.1 & 2.21
PROJECT NUMBER: 00-22
DATE: 15 NOVEMBER 2000
DESCRIPTION: THE APPLICATION INVOLVES PROPOSED SITE
CHANGES IN CONNECTION WITH THE PROPOSED
ACCESS DRIVE THRU THE SITE TO HANNAFORDS.

1. This application has been requested since changes will be required to this site to accommodate the access drive to Rt. 94 for the Hannaford Food & Drug Site Plan. The drive will require relocation of some of the parking for Monroe Muffler.

At this time a review has not been made of the submitted plan, as the appearance for this meeting is intended to apprise the Planning Board of the Hannaford off-site improvements, and the need for this application.

Also, the applicant has requested that the Board authorize a Lead Agency coordination letter for this application. I recommend that the Board indicate their intent to assume Lead Agency and also to coordinate the SEQRA review for this site plan with the Hannaford application.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW00-22-15Nov00.doc

Minutes in 00-15

RESULTS OF P.B. MEETING OF: *Harralds - November 15, 2000*

PROJECT: *Harrington*

P.B.# 00-15
00-20
00-21

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M)___ S)___ VOTE: A___ N___

2. TAKE LEAD AGENCY: Y___N___

CARRIED: YES NO

M)___S)___ VOTE: A___N___

CARRIED: YES___ NO___

WAIVE PUBLIC HEARING: M)___S)___ VOTE: A___N___ WAIVED: Y___N___

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED: _____

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

[illegible]

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(914) 583-4811

RECEIPT
#854-2000

11/14/2000

Brothers, Co. Hannaford

Received \$ 100.00 for Planning Board Fees, on 11/14/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

P.B. # 00-22

Dorothy H. Hansen
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/14/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 0-22

NAME: MONROE MUFFLER AMENDED SITE PLAN

APPLICANT: MARTIN'S FOODS OF SOUTH BURLINGTON, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/13/2000	REC. CK. 1493969 (HANNAFO	PAID		750.00	
			-----	-----	-----
		TOTAL:	0.00	750.00	-750.00



MONROE MUFFLER BRAKE

SITE PLAN AMENDMENT

TOWN OF NEW WINDSOR, NY

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE – Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☒ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore a **negative declaration will be prepared**.
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared**.

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Monroe Muffler Brake-Site Plan Amendment
Name of Action

Town of New Windsor Planning Board
Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

RECEIVED

NOV 13 2000

00-22

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Monroe Muffler Brake Site Plan Amendment		
Location of Action (include Street Address, Municipality and County) New York State Route 32, Town of New Windsor, Orange County, New York		
Name of Applicant/Sponsor Martin's Foods of South Burlington, Inc.	Business Telephone (207)-885-2852	
Address P.O. Box 1000		
City/PO Portland, ME 04104	State ME	Zip Code 04104
Name of Owner(if different) William Slepoy (for Apache Associates) SBL # 70-1-2.1 Terry Scott Hughes SBL # 70-1-2.21	Business Telephone (516)-872-9572	
Address: Apache Associates 95 Lake Road Warren, CT 06754 Terry Scott Hughes c/o North Eastern Auto Sales 18 Ellison Drive New Windsor, NY 12553		
Description of Action Proposed parking and site access improvements.		

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☐ Urban ☐ Industrial ☒ Commercial ☐ Residential(suburban) ☐ Rural(non-farm)
☐ Forest ☐ Agriculture ☐ Other

2. Total acreage of project area: ± 0.98 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0.00</u> acres	<u>0.00</u> acres
Forested	<u>0.00</u> acres	<u>0.00</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0.00</u> acres	<u>0.00</u> acres
Wetland(Freshwater or tidal as per Articles 24,25 of ECL)	<u>0.00</u> acres	<u>0.00</u> acres
Water Surface Area	<u>0.00</u> acres	<u>0.00</u> acres
Unvegetated (Rock, earth or fill)	<u>0.00</u> acres	<u>0.00</u> acres
Roads, buildings and other paved surfaces	<u>0.54</u> acres	<u>0.56</u> acres
Other (Indicate type) <u>Grass/Landscaped areas</u>	<u>0.44</u> acres	<u>0.42</u> acres

3. What is predominant soil type(s) on project site? Mardin Gravelly Silt Loam (MdB)

- a. Soil drainage: ☐ Well drained _____ % of site ☒ Moderately well drained 100 % of site
☐ Poorly drained _____ % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

- a. What is depth to bedrock? N/A (in feet)

5. Approximate percentage of proposed project site with slopes: ☒ 0-10% 100 % ☐ 10-15% _____ %
☐ 15% or greater _____ %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places?
☐ Yes ☒ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
8. What is the depth of the water table? 4'-8' (in feet)
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
☐ Yes ☒ No According to site inspection by David Griggs, ERS Consultants, Inc.
Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
☐ Yes ☒ No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
☐ Yes ☒ No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
☐ Yes ☒ No
15. Streams within or contiguous to project area: None
a. Name of Stream and name of River to which it is tributary N/A
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name N/A b. Size (In acres) _____
17. Is the site served by existing public utilities? ☒ Yes ☐ No
a) If Yes, does sufficient capacity exist to allow connection? ☐ Yes ☐ No ☒ N/A-No changes to existing service or demand proposed
b) If Yes, will improvements be necessary to allow connection? ☐ Yes ☐ No ☒ N/A-No changes to existing service or demand proposed
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 0.98± acres.
- b. Project acreage to be developed: 0.98± acres initially; 0 acres ultimately.
- c. Project acreage to remain undeveloped 0 acres.
- d. Length of project, in miles: N/A (if appropriate).
- e. If the project is an expansion, indicate percent of expansion proposed N/A %.
- f. Number of off-street parking spaces existing 33; proposed 35.
- g. Maximum vehicular trips generated per hour 8 (upon completion of project).
- h. If residential, Number and type of housing units: N/A
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | | | | |
| Ultimately | | | | |
- i. Dimensions (in feet) of largest proposed structure N/A height; N/A width; N/A length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 212 ± ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 cubic yards.
3. Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N/A
- a. If yes, for what intended purpose is the site being reclaimed? Landscaping, Parking and Site Access
- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0.18 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
☐ Yes ☒ No
6. If single phase project: Anticipated period of construction 4 months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated N/A (number).
- b. Anticipated date of commencement phase 1 N/A month N/A year, (including demolition).
- c. Approximate completion date of final phase N/A month N/A year.
- d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No
8. Will blasting occur during construction? ☐ Yes ☒ No
9. Number of jobs generated: during construction? 20; after project is complete? Monroe Muffler employees-remains the same
10. Number of jobs eliminated by this project? 0
11. Will project require relocation of any projects or facilities? ☒ Yes ☐ No If yes, explain Relocation of 6 parking stalls and site access
12. Is surface liquid waste disposal involved? ☐ Yes ☒ No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No
Explain _____
15. Is project, or any portion of project, located in a 100 year flood plain? ☐ Yes ☒ No
16. Will the project generate solid waste? ☐ Yes ☒ No
- a. If yes, what is the amount per month? _____ tons.
- b. If yes, will an existing solid waste facility be used? ☐ Yes ☐ No
- c. If yes, give name _____; location _____
- d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☐ No
- e. If Yes, explain _____
17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No
- a. If yes, what is the anticipated rate of disposal? N/A tons/month.
- b. If yes, what is the anticipated site life? N/A years.
18. Will project use herbicides or pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☐ Yes ☒ No
If yes, indicate type(s) _____
22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.
23. Total anticipated water usage per day N/A gallons/day.
24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No
If yes, explain N/A

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes <input type="checkbox"/> No		
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan	11/00
City, Town Zoning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No		
City, County Health Department	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other Local Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County Planning	--
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT-Work Permit	--
Federal Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		

C. ZONING and PLANNING INFORMATION

- Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No
If Yes, indicate decision required:
☐ zoning amendment ☐ zoning variance ☐ special use permit ☐ subdivision ☒ site plan
☐ new/revision of master plan ☐ resource management plan ☐ other _____
- What is the zoning classification(s) of the site? C - Designated Shopping
- What is the maximum potential development of the site if developed as permitted by the present zoning?
0.5 Floor Area Ratio or 21,344 SF
- What is the proposed zoning of the site? N/A
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
N/A
- Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No
- What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Commercial, Shopping, Residential
- Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? ☒ Yes ☐ No
- If the proposed action is the subdivision of land, how many lots are proposed? N/A
a. What is the minimum lot size proposed? N/A
- Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☐ Yes ☒ No (Proposed action is a modification to the existing site parking and access)
a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☐ No
- Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No
a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are, or may be, any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Tectonic Engineering Consultants, PC / Ross Winglovitz, PE

Date 11/3/00

Signature _____

Title Chief Civil Engineer

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Herbert Slepoy (OWNER) deposits and says that he resides
at 104 So. CENTRAL AVE. VALLEY STREAM, NY in the County of WASSAU
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 69 Block 4 Lot 25)
designation number (Sec. 69 Block 4 Lot 28) which is the premises described in
the foregoing application and that he authorizes:

Martin's Foods of South Burlington, Inc. P.O. Box 1000, Portland, ME 04104
(Applicant Name & Address, if different from owner)

Tectonic Engineers P.O. Box 37, Mountainville, NY 10953
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 11/1/00

John Pan
Witness' Signature

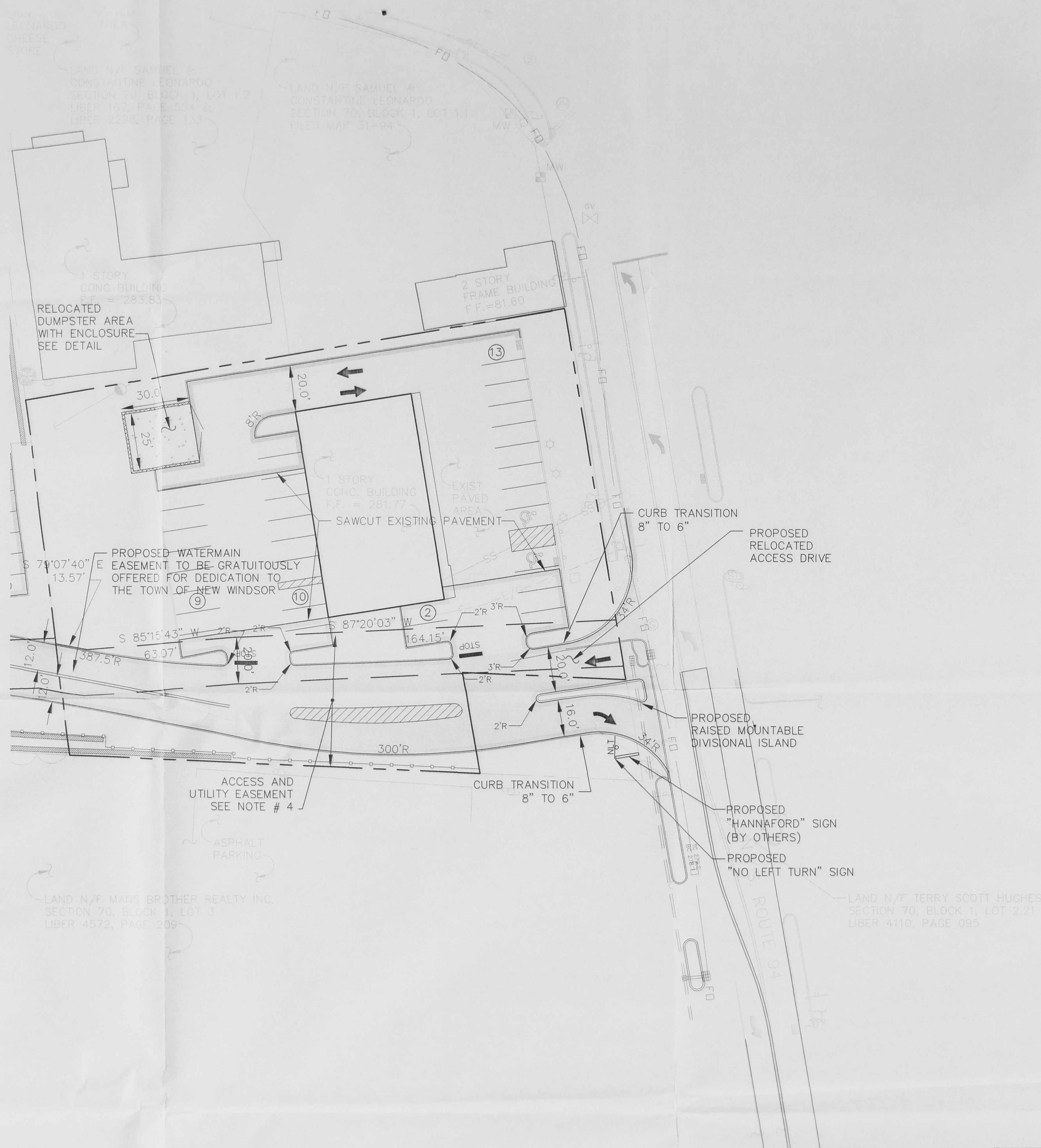
Herbert Slepoy
Owner's Signature

Martin's Foods of South Burlington, Inc.

By: [Signature]
Its: Tectonic Park KSMK DEVELOPMENTS
Applicant's Signature if different than owner

Tectonic Engineers
By: [Signature]
Its: Leide Civil Eng.
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**



BULK REQUIREMENTS

TOWN OF NEW WINDSOR - DESIGN SHOPPING (C)
USE: B-5 - SERVICE REPAIR GARAGE*

MINIMUM REQUIREMENTS	REQUIRED	10/13/93 APPROVAL	PROPOSED
LOT AREA	40,000 SF	39,844 SF **	39,844 SF **
LOT WIDTH	200 FEET	192 FEET **	192 FEET **
FRONT YARD DEPTH	60 FEET	71 FEET	71 FEET
SIDE YARD	30 FEET	25 FEET **	25 FEET **
TOTAL BOTH YARDS	70 FEET	89 FEET	89 FEET
REAR YARD DEPTH	30 FEET	115 FEET	115 FEET
STREET FRONTAGE	NA	161 FEET	161 FEET
MAXIMUM ALLOWABLE			
BUILDING HEIGHT	4"/FT TO NEAREST LOT LINE	20 FEET **	20 FEET **
FLOOR AREA RATIO	0.5	0.11	0.11

* BY SPECIAL PERMIT OF THE PLANNING BOARD

** DENOTES VARIANCES OBTAINED FROM THE TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS ON MARCH 22, 1993.

*** DENOTES VARIANCES OBTAINED FROM THE TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS ON MAY 23, 2002.

PARKING REQUIREMENTS

MINIMUM REQUIREMENTS	REQUIRED	10/13/93 APPROVAL	PROPOSED
SERVICE REPAIR GARAGE 4 PER EACH SERVICE BAY PLUS 1 PER 300 SF OF FLOOR AREA OUTSIDE OF SERVICE AREAS			
- 6 SERVICE BAYS	24 SPACES	24 SPACES	24 SPACES
- OUTSIDE OF SERVICE AREAS (6,280 SF/300 SF PER SPACE)	8 SPACES	9 SPACES	10 SPACES
TOTAL SITE PARKING	32 SPACES	33 SPACES	34 SPACES

GENERAL NOTES

- THIS PLAN IS BASED ON A FIELD SURVEY BY TECTONIC ENGINEERING CONSULTANTS, PC COMPLETED ON 3/08/00 AND THE APPROVED SITE PLAN PREPARED BY SHAW ENGINEERING DATED 5/31/93 LAST REVISED 8/10/93.
- APPLICANT: MARTIN'S FOODS OF SOUTH BURLINGTON, INC.
PO BOX 1000
PORTLAND, ME 04104
- OWNER: TAX LOTS 70-1-2-1
APACHE ASSOCIATES
95 LAKE ROAD
WARREN, CT 06754
TAX LOT 70-1-2-21
TERRY SCOTT HUGHES C/O
NORTHEASTERN AUTO SALES
981 LITTLE BRITAIN ROAD
NEW WINDSOR, NY 12553
- LOT 70-1-2-1 SHALL BE ENCUMBERED BY AN EASEMENT WHICH BENEFITS LOTS 70-1-16-1, 70-1-16-2 AND 70-1-1-2-21 FOR VEHICULAR ACCESS AND FOR UTILITY SERVICES, INCLUDING DRAINAGE. LOT 70-1-2-21 SHALL BE ENCUMBERED BY AN EASEMENT WHICH BENEFITS LOT 70-1-2-1 FOR VEHICULAR ACCESS AND FOR DRAINAGE. EASEMENT DOCUMENTS SHALL BE RECORDED CONCURRENT WITH THE FILING OF THE AMENDED SITE PLANS BEARING THE APPROVAL STAMP SIGNIFYING THE APPROVAL OF THE PROJECT BY THE NEW WINDSOR PLANNING BOARD.

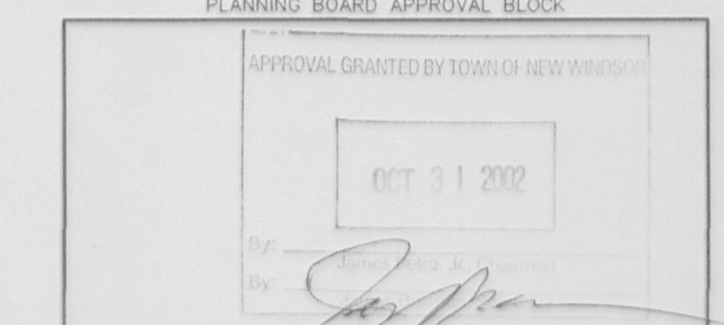
LEGEND

---	EXISTING CONTOUR LINE
---	EXISTING INDEX CONTOUR LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CURB
---	EXISTING YELLOW LINE
---	EXISTING WHITE LINE
---	EXISTING OVERHEAD WIRES
---	EXISTING CHAINLINK FENCE
---	EXISTING PROPERTY LINE
---	EXISTING ADJOINING PROPERTY LINE
⊙	EXISTING LIGHTPOLE
⊙	EXISTING UTILITY POLE
⊙	EXISTING GUY POLE
⊙	EXISTING BOLLARD
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	EXISTING MONITORING WELL
⊙	EXISTING MANHOLE
⊙	EXISTING DRAINAGE MANHOLE
⊙	EXISTING WATER VALVE
⊙	EXISTING GAS VALVE
⊙	EXISTING HYDRANT
⊙	EXISTING MAPLE TREE
⊙	EXISTING LOCUST TREE
⊙	EXISTING IRON PIN FOUND
⊙	EXISTING SPIKE FOUND
⊙	EXISTING NYS MON FOUND
⊙	EXISTING DOUBLE POLE SIGN
⊙	EXISTING SINGLE POLE SIGN
⊙	EXISTING WETLANDS FLAG NUMBER
---	PROPOSED CONTOUR LINE
---	PROPOSED INDEX CONTOUR LINE
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED CURB
---	PROPOSED PAVEMENT MARKINGS
---	PROPOSED WOODED FENCE
---	PROPOSED RETAINING WALL
---	PROPOSED PARKING SPACE QUANTITY
⊙	PROPOSED STOP SIGN
⊙	PROPOSED HANDICAP SIGN
⊙	PROPOSED EMPLOYEE PARKING ONLY SIGN
⊙	PROPOSED CURB RADIUS DIMENSION
⊙	PROPOSED CATCH BASIN
⊙	PROPOSED DRAINAGE MANHOLE
⊙	PROPOSED STORM TREATMENT MANHOLE
⊙	PROPOSED OUTLET STRUCTURE
---	PROPOSED DRAINAGE PIPE
---	PROPOSED DRAINAGE SWALE
---	PROPOSED HAYBALE PROTECTION
---	PROPOSED SILT FENCE
---	PROPOSED 12" WATER MAIN
---	PROPOSED HYDRANT
---	PROPOSED SEWER SERVICE
---	PROPOSED GAS SERVICE
---	PROPOSED UNDERGROUND EL. & TELE.

SITE PLAN APPROVAL NOTES

- THE HANNAFORD FOOD & DRUG SITE PLAN, NEW WINDSOR PLANNING BOARD (NWPB) APPLICATION 00-15, REQUIRES THE CONCURRENT APPROVAL OF SITE PLAN AMENDMENTS FOR TWO ADJUTING PROPERTIES, IDENTIFIED AS AMENDED SITE PLAN, MONRO MUFFLER BRAKE, INC., NWPB APPLICATION 00-22, AND AMENDED SITE PLAN, FORMER LONG JOHN SILVER RESTAURANT, NWPB APPLICATION 00-21. ALL SITE IMPROVEMENTS FOR THE THREE APPLICATIONS ARE SHOWN IN THIS DRAWING SET ENTITLED "SITE DEVELOPMENT PLANS FOR MARTIN'S FOODS OF SOUTH BURLINGTON, INC., HANNAFORD FOOD & DRUG, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK", CONSISTING OF 15 SHEETS, LAST REVISED APRIL 12, 2002. UPON COMPLETION OF ALL CONSTRUCTION, THE HANNAFORD FOOD AND DRUG SITE WILL RETAIN RIGHTS FOR STORMWATER DRAINAGE OVER THE FORMER LONG JOHN SILVER RESTAURANT SITE, AND ACCESS AND UTILITY RIGHTS ENCUMBERING PORTIONS OF THE MONRO MUFFLER BRAKE, INC. SITE.
- THE IMPROVEMENTS SHOWN HEREON ARE AN OFF-SITE OBLIGATION OF THE HANNAFORD SITE PLAN, AND ALL WORK SHALL BE COMPLETE PRIOR TO THE REQUEST FOR A CERTIFICATE OF OCCUPANCY AT THE HANNAFORD BUILDING.

TOWN OF NEW WINDSOR PLANNING BOARD APPROVAL BLOCK



TECTONIC
TECTONIC Engineering & Surveying Consultants P.C.
P.O. Box 37, 70 Pleasant Hill Road
Mountainside, NJ 08053
Phone: (845) 534-5959
Fax: (845) 534-5999
www.tectonicing.com

AMENDED SITE PLAN

MONRO MUFFLER BRAKE INC.
NYS ROUTE 94
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Date	11/5/99	Work Order	2586.01	Drawing No.	C-301	Rev.	4
Scale	1"=20'						

Rev	Date	Revision	Approved	Designed by	Drawn by	Checked by	Reviewed by
1	01/17/03	GENERAL REVISIONS		RW/JWS	JWS		
2	4/12/02	GENERAL REVISIONS					
3	7/23/02	REVISED PER ENGINEER AND CLIENT REVIEW					
4	9/16/02	ISSUED FOR PLANNING BOARD SIGNATURE					

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ORIGINAL SIZE IN INCHES